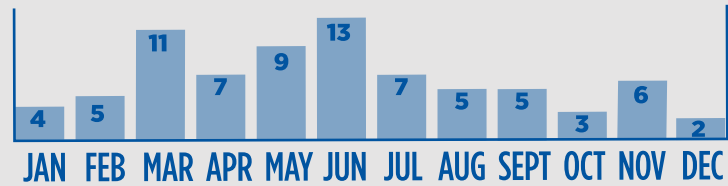
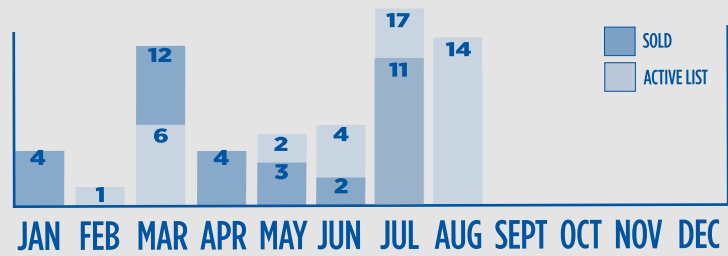


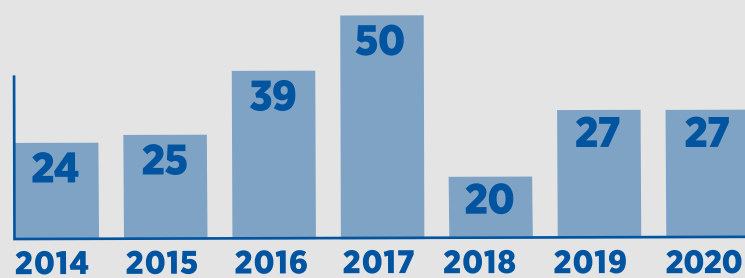
2019 CLEARVIEW SALES



2020 CLEARVIEW SALES & INVENTORY



YEAR TO DATE SALES TO JULY 31

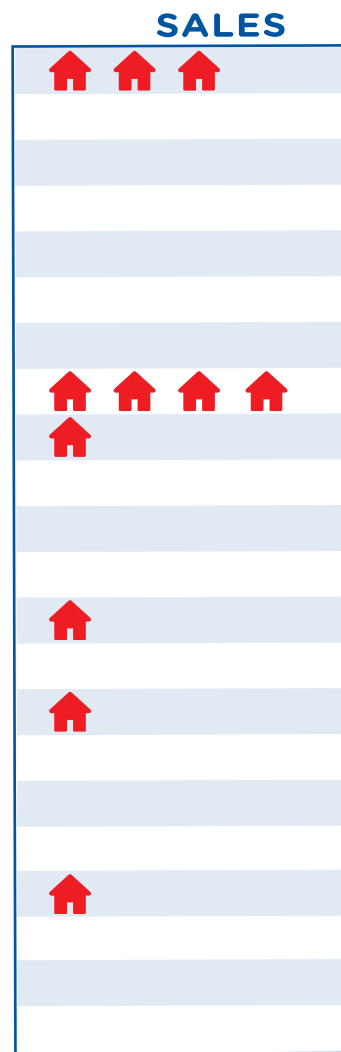


WHERE THEY SOLD

July 2020

RENTAL

\$550-\$600,000
 \$600-\$650,000
 \$650-\$700,000
 \$700-\$750,000
 \$750-\$800,000
 \$800-\$850,000
 \$850-\$900,000
 \$900-\$950,000
 \$950-\$1,000,000
 \$1,000-\$1,050,000
 \$1,050-\$1,100,000
 \$1,100-\$1,150,000
 \$1,150-\$1,200,000
 \$1,200-\$1,250,000
 \$1,250-\$1,300,000
 \$1,300-\$1,350,000
 \$1,350-\$1,400,000
 \$1,400-\$1,450,000
 \$1,450-\$1,500,000
 \$1,500-\$1,550,000
 \$1,550-\$1,600,000



CLEARVIEW LISTINGS As of August 1st, 2020

1266 WINTERBOURNE DRIVE.....	BASEMENT	\$1,850	1299 ARLINGTON DRIVE.....	DETACHED	\$1,429,000
1323 GREENIUS CRES.....	DETACHED	\$3,650	1181 JEFF DRIVE.....	DETACHED	\$1,450,000
1332 EDDIE SHAIN DRIVE.....	DETACHED	\$4,000	2531 WYNTEN WAY.....	DETACHED	\$1,499,999
1472 GIBSON DRIVE.....	DETACHED	\$1,199,000	1387 BISHOPSTOKE WAY.....	DETACHED	\$1,569,000
1423 WILL SCARLETT DRIVE.....	DETACHED	\$1,199,900	1375 CHEDBORO CRES.....	DETACHED	\$1,599,900
1228 VALERIE CRES.....	DETACHED	\$1,359,900	2467 STOLL DRIVE.....	DETACHED	\$1,649,000
1421 WILL SCARLETT DRIVE.....	DETACHED	\$1,397,000	1190 DERRALD DRIVE.....	DETACHED	\$1,650,000

AUGUST 2020 | VOL. 25 #7

Clearview

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

WHAT'S INSIDE

WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

NEW HOMES INCLUDING HOME OFFICES WORKING FROM HOME CHANGING HOME DESIGN

OUR LISTINGS

CURRENT LISTINGS AND PROPERTIES OUR BUYERS NEED

THE NUMBER OF HOMES SOLD IN CLEARVIEW BY GEORGE KLOET & BRENDA APEL



COVID-19 HASN'T DIMMED ENTHUSIASM FOR BUYING A HOME

August 2020: new report by Mortgage Professionals Canada (MPC) says most current homeowners are comfortable with their current mortgage debt and remain pleased with their decision to purchase a home.

"What we have seen clearly is that the vast majority of homeowners are not feeling a long-term financial impact related to COVID-19, and that potential home buyers are still very much in the market for a home, signs of which are being seen in regions across the country," says Paul Taylor, president and CEO of MPC. "To this point, the greatest economic effects of COVID-19 have been experienced by young age groups and people in lower wage occupations. In consequence, the housing market impacts will likely be greater in the rental sector than for homeownership."

Will Dunning, MPC's chief economist and author of the report says, "We were surprised by responses that show higher expectations about buying homes in the near future: Among non-homeowners, the expectation of buying in the next year has doubled, from seven per cent at the end of last year to the current 14 per cent. There has also been a rise in expectations about buying for people who already own their home.

"These heightened expectations could reflect the sharp reductions in mortgage interest rates, as well as desires to move to situations where social distancing is easier." But Dunning

warns that "an increased desire to buy homes won't necessarily result in more actual purchases," because "not everyone who expects to buy has realistic prospects of actually buying. Also, some people, when they research their options, may decide not to buy. Or, they might discover that because of the mortgage stress tests, they would be unable to obtain the financing they would require."

The report says that homeowners and buyers continue to exercise caution in their purchasing decisions and have made appropriate adjustments to home buying plans. Heightened economic anxiety has tempered expectations about the pace of growth in the value of a home. Despite this, there is more confidence that now is the right time to buy a home or condominium.

"A large majority of mortgage holders (72 per cent) do not foresee any difficulty in making ongoing mortgage payments," says Taylor. "There is a quite small minority (five per cent) of mortgage holders who expect that they will have a lot of difficulty with future mortgage payments. Yet, hundreds of thousands of Canadians have joined the mortgage deferral program, because they are uncertain about their future situations, and they want to have as much flexibility as possible."

As always, if we can be of any assistance with your real estate investments please do not hesitate to contact Brenda Apel or George Kloet, your Clearview Realtors.

KLOET
YOUR CLEARVIEW REALTORS
APEL

RE/MAX Realty Enterprises Inc. Brokerage
1697 Lakeshore Road West
Mississauga Ontario
L5J 1J4

905-855-2200



BRENDA APEL
Broker
416-518-5222
Brenda@BrendaApel.com
BrendaApel.com

GEORGE KLOET
Sales Representative
416-845-8145
george@georgekloet.com
georgekloet.com

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DEVELOPING TREND: NEW HOMES WILL INCLUDE PERSONALIZED HOME OFFICES

Written by:
Brad Hunter,
Contributor

Ever since Covid sent the work-from-home trend into high gear all across the country, homeowners have been converting garages and spare bedrooms into offices, or forcing rooms to do double-duty. Simultaneously, homebuilders have been reporting greater demand for homes with an extra bedroom. Lennar Homes has seen increased demand for its NextGen houses, which are designed for multi-generational living, but that people have also been buying in order to turn the extra space into a dedicated home office.

The one thing that has been lacking is the ability to personalize the office space, and to make that room work better as an office than an extra bedroom, a garage apartment, or a dining room table does. I have been counseling my builder clients recently to figure out a way to differentiate their homes from

those of their competitors by hitting this need head-on and bring something fresh to the market.

"At first, people saw the need to work from home as likely to be temporary, but now it's clearly not a temporary shift. As many people adjust to working from home permanently, they desire a dedicated, personalized room for their office, and that's what we have designed into our floor plans," said Jeff Mezger, Chairman, President, and Chief Executive Officer of KB Home.

In addition, many people who were furloughed during this crisis have sought out ways to be more in control of their destiny, going independent as opposed to working for a company and counting on a steady paycheck.. Old-economy or new-economy, the trend is toward working from home.

These features will be useful to business professionals who hold meetings via the web, as well as students who need to attend school virtually. Demand for green screens and other backdrops is absolutely exploding as people set up their in-home web-conference room. Food for thought when you think of renovating.



For any concerns or suggestions in Ward 3, please contact your local and regional councillors

YOUR TOWN OF OAKVILLE & HALTON REGIONAL WARD #3 COUNCILORS



Janet Haslett-Theall
289-837-3923
janet.haslett-theall@oakville.ca



Dave Gittings
416-859-2662
dave.gittings@oakville.ca

LISTINGS



2560 Eglinton Av.W #503, Mississauga
Upgraded One bedroom one bath close to Credit Valley hospital in a popular newer building. Close to all amenities and shopping, transit, schools, highways.



For every real estate sale transaction, a donation to the Children's Miracle Network is made in your name



Thank you again for all of your guidance and patience in helping us along with the purchase and sale of our home. I know that there may have been times where we were getting a bit anxious and you helped put us at ease telling us not to worry and keep steady the pace. I also know we are going to enjoy our new home, make a million more happy and special memories there and am glad that you were there to help us along our journey.



Nick

Didn't think you could find a renovated detached house for \$400,000 today?

This Couple Did!

We just helped this great couple buy their first home and couldn't be more excited for them. No it's not in Oakville, it's in Hamilton, but with the go-train station not far they will commute to get a backyard for their dog, a 2-car garage and 3 bedrooms vs less than 500 square feet and condo fees. We can help with your move big or small.

